

**PB# 83-14**

**Ted Buhl**

Seed Bank Subdivision  
Station Rd 15 hats

83-14

moved 5/22/85 oh  
 to Town Clerk  
 6/3/86 oh

**General Receipt**

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

5171

May 2 1983

Received of Ted Buhl \$ 25.00

Twenty Five and 00/100 DOLLARS

For application Fee P3-14 (Station Rd.)

DISTRIBUTION

FUND	CODE	AMOUNT
25.00	Check	
#245		

By Pauline S. Townsend  
Town Clerk  
 Title

Williston Law Book Co., Rochester, N. Y. 14609

**General Receipt**

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

5275

July 14 1983

Received of Ted Buhl \$ 25.00

Twenty Five and 00/100 DOLLARS

For Public Hearing - Station Rd. 83-14

DISTRIBUTION

FUND	CODE	AMOUNT
Check	25.00	
#228		

By Pauline S. Townsend  
Town Clerk

**General Receipt**

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

5216

Jan. 28 1985

# TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Received of

Ted Buhl

\$

25.00

DOLLARS

For

Twenty Five and 00/100  
application Fee P3-14 (Station Rd.)

DISTRIBUTION

FUND	CODE	AMOUNT
<u>25.00</u>	<u>Check</u>	
<u>#245</u>		

By

Pauline J. Townsend

Town Clerk

Title

# TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Received of

Ted Buhl

\$

25.00

DOLLARS

For

Twenty Five and 00/100  
Public Hearing - Station Rd. 83-14

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Check</u>	<u>25.00</u>	
<u>#228</u>		

By

Pauline J. Townsend

Town Clerk

# TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Received of

Ted Buhl  
One Hundred and 00/100

\$

100.00

DOLLARS

For

Subdivision 83-14

DISTRIBUTION

FUND	CODE	AMOUNT
<u>100.00</u>	<u>100.00</u>	

By

Pauline J. Townsend

# TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Received of

Ted Buhl  
One hundred and 00/100

\$

100.00

DOLLARS

For

Subdivision # 83-14

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CL # 1</u>		

By

Pauline J. Townsend

Town Clerk

Title



PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

(This is a two-sided form)  
Date Received Apr. 22, 1983  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid \$25.00 fee

APPLICATION FOR SUBDIVISION APPROVAL

Date: 27 APRIL 1983

1. Name of subdivision Ted Buhl/Station Road
2. Name of applicant Ted Buhl Phone 534-8770  
Address 1 Cornwall Avenue, Cornwall/Hudson, NY 12520  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Olsen, c/o Kennedy & Fury, Attorneys Phone \_\_\_\_\_  
Address 4 North Main Street, Pearl River, NY 10955  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Elias D. Grevas, L.S. Phone 562-8640  
McGoey, Hauser and Grevas  
Address 45 Quassaick Avenue, New Windsor, NY 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the West side of Station Road  
(Street)  
1700± feet South of Route 207  
(direction)
7. Total Acreage 28.6 ± Zone R-1 Number of Lots 15
8. Tax map designation: Section 29 Lot(s) 23.42 (Block 1)
9. Has this property, or any portion of the property, previously been subdivided Yes.  
If yes, when 1974; by whom Geysen Park.
10. Has the Zoning Board of Appeals granted any variance concerning this property No.  
If yes, list case No. and Name \_\_\_\_\_

List all contiguous holdings in the same ownership. None

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK     )  
COUNTY OF ORANGE    : SS.:

I, Ted Bohl, hereby depose and say that  
all the above statements and the statements contained in the papers submitted herewith  
are true.

TED BOHL

Mailing Address 1 CORNWALL AVE

CORNWALL-012- HUDSON, NY 12530

SWORN to before me this

27th day of April, 1983

Ruth J. Eaton  
NOTARY PUBLIC

RUTH J. EATON  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1984  
Reg. No. 4673512

# County of Orange

COUNTY CLERK'S OFFICE

Orange County Government  
Center



Goshen, New York 10924  
Tel. (914) 294-5151

MARION S. MURPHY  
County Clerk

ALBERT P. PACIONE, SR.  
Deputy County Clerk

Date: March 5, 1985

CHAIRMAN OF PLANNING BOARD

[ ] City  
[X] Town of New Windsor  
[ ] Village

Dear Mr. Henry J. Reynolds:

In compliance with the Town Planning Law, this is to notify you  
that the Plan of Subdivision for Ted Buhl - Station Road (3 sheets)  
[ ] City  
of [X] Town of New Windsor dated 11/04/83  
[ ] Village  
and approved by Henry Scheible on 12/12/84  
and filed in our office on 01/29/85 as Map number 6891.

With Kindest regards, I am

MARION S. MURPHY  
County Clerk

By: John L. Clement  
Acting Deputy County Clerk

ORANGE COUNTY DEPARTMENT OF HEALTH  
Division of Environmental Health

*Planning Board*  
*Received 1/28/85*  
*S.H.*

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Ted Buhl  
1 Cornwall Ave.  
Cornwall-on-Hudson, NY 12520

The Orange County Department of Health certifies that a realty subdivision map entitled Ted Buhl, Station Road, Major Subdivision, dated November 4, 1983, latest revision December 13, 1984 located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the department on this date pursuant to Article 11 of the Public Health Law.

The following information was furnished in the application for approval of plans:

Number of Lots: 12

Total area: 21.9 acres

Water Supply: Individual Wells

Sewage Disposal: Individual subsurface disposal systems

The applicant intends to sell lots only

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchase of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.

*M. J. Schleifer*

M. J. Schleifer, P.E.  
Assistant Commissioner for  
Environmental Health

*Planning Board*

ORANGE COUNTY DEPARTMENT OF HEALTH  
Division of Environmental Health

CERTIFICATE OF APPROVAL OF REALTY SUBDIVISION PLANS

TO: Ted Buhl  
1 Cornwall Ave.  
Cornwall-on-Hudson, NY 12520

The Orange County Department of Health certifies that a realty subdivision map entitled lots 9, 10 - Ted Buhl- Station Road, dated November 15, 1984, latest revision April 21, 1985 located in the Town of New Windsor showing plans for providing satisfactory and adequate water supply and sewage facilities for said subdivision have been filed with and approved by the department on this date pursuant to Article 11 of the Public Health Law.

The following information was furnished in the application for approval of plans:

Number of lots: 2

Total area: 4.18 acres

Water supply: Individual wells

Sewage disposal: Septic system

The applicant intends to sell lots only.

Approval of the proposed water supply and sewage facilities is granted subject to the following conditions:

1. THAT the proposed facilities are installed in conformity with said plans.
2. THAT no lot shall be subdivided without plans for such resubdivision being filed with and approved by the Orange County Department of Health.
3. THAT the purchase of a lot sold without water supply and/or sewage disposal facilities installed thereon will be furnished with a reproduction of the approved plans and shall be notified of the necessity of installing such facilities in accordance with the approved plans.

May 13, 1985

Date



M. J. Schleifer, P.E.  
Assistant Commissioner

*Clerk*



ELIAS D. GREVAS, L.S.  
LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

7 May 1985

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12550

Att: Mr. Ronny Reynolds, Chairman

SUBJECT: Ted Buhl-Station Road Subdivision; Lots 9 & 10

Dear Mr. Reynolds:

As you may recall, the subdivision for which Mr. Buhl received Final Approval contained notes on lots 8, 9 and 10 that they were "not for residential purposes at this time". Since that approval, we have re-submitted lots 9 and 10 to the Orange County Health Department for their approval. After having received review comments by that department, the plans were resubmitted on 22 April 1985, at which time we were told that approval should be received in two to three weeks.

In anticipation of that approval, we request that this item be placed on your agenda for the meeting of 22 May 1985 for approval. Since this project has been reviewed by the Board on many occasions, we request that it be placed in the "action" portion of that meeting agenda.

We are enclosing seven (7) copies of the plans as submitted to the Orange County Health Department for perusal by the Planning Board members prior to the meeting, if they so desire.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours

Elias D. Grevas, L.S.

encl/as


cc: Mr. Ted Buhl

Received

1-28-85

*J. P. [unclear]*

83-14

<b>TED BUHL INC.</b> 1 CORNWALL AVENUE 914 534-8770 CORNWALL-ON-HUDSON, NY 12520		1204
PAY TO THE ORDER OF	<i>Tours of New on inter</i>	1/28 1985 50-174/219
<i>Two thousand &amp; 00/100</i>		\$ 2000.00
		DOLLARS
 <b>NORSTAR BANK</b> Cornwall Office OF THE HUDSON VALLEY, N.A. Cornwall, NY 12518		
MEMO	<i>5, 6, 7, 11, 12, 13, 14, 15</i>	<i>Ted Buhl</i>
⑆021901748⑆ 524 100065811 1204		

A G E N D A

NEW WINDSOR PLANNING BOARD MEETING

TOWN HALL

WEDNESDAY, JULY 13, 1983

time - 7:30 P.M.

Ted Buhl - Station Road Public Hearing

1. Ted Buhl Toleman Road rep. Elias Grevas
2. Lakeview Mobile Home Park rep. Daniel Bloom, Esq.
3. Minuto Subdivision Vince Doce Vince Minuto
4. Mc Donalds (access road of Route 94
5. review of Plans - Amaranda Hess  
Richard Coleman lot line change

Correspondence

Minutes

Adjournment



WILLIAM E. STEIDLE  
RD#2, JACKSON AVENUE  
NEW WINDSOR, NEW YORK 12550  
JULY 12, 1983

NEW WINDSOR TOWN PLANNING BOARD  
TOWN HALL  
555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

Re: TED BUHL SUBDIVISION - STATION ROAD

DEAR MEMBERS OF THE PLANNING BOARD:

I WOULD LIKE TO TAKE THIS OPPORTUNITY TO SERIOUSLY QUESTION THE WISDOM OF GRANTING ANY APPROVALS FOR THE ABOVE SUBDIVISION AS CURRENTLY DESIGNED.

PRIOR TO PROVIDING MY COMMENTS I SHOULD NOTE THAT THE PLANS HAVE UNDOUBTEDLY BEEN REVISED SINCE THE LAST MEETING TO BETTER REFLECT THE INFORMATION REQUIRED UNDER YOUR SUBDIVISION REGULATIONS. ALTHOUGH THE PLANS MAY HAVE BEEN REVISED, CERTAIN SUBSTANTIVE ISSUES STILL APPLY. IN SUMMARY, THESE ISSUES ARE AS FOLLOWS:

- 1) SITE REVIEW AND THE TOPOGRAPHY DEPICTED ON THE PLAN REVEAL EXISTING GRADES WELL IN EXCESS OF 10% IN THE VICINITY OF THE PROPOSED ROAD. THE PLANNING BOARD IS REQUIRED UNDER ITS SUBDIVISION REGULATIONS (SECTION 6(A)) TO ENSURE THAT PROPOSED ROADS ARE OF SUFFICIENT WIDTH AND OF SUITABLE GRADE TO ACCOMMODATE PROSPECTIVE TRAFFIC

AND FIRE FIGHTING EQUIPMENT. IT IS QUESTIONABLE WHETHER THE ROADWAY, AS PRESENTLY PROPOSED, MEETS THIS CRITERIA. THE ROADWAY CERTAINLY EXCEEDS THE 10% MAXIMUM GRADE REFERENCED IN YOUR REGULATIONS

2) LOTS 8, 9, 13, 14 HAVE NO FRONTAGE ON A ROADWAY AS REQUIRED UNDER YOUR ZONING ORDINANCE (THE MINIMUM FRONTAGE FOR THE R-1 ZONE IS 70 FEET). LOTS 8, 9, 13, 14 HAVE NO FRONTAGE BUT RATHER HAVE ACCESS VIA A 50 FOOT DRIVEWAY EASEMENT. THIS, IN MY OPINION, CLEARLY REQUIRES A VARIANCE FROM THE ZONING BOARD OF APPEALS. FURTHER THE ROADWAY AND EASEMENT LAYOUT IS NEITHER DESIRABLE OR ACCEPTABLE IN MY OPINION. REGARDLESS OF MY OPINION SUCH AN UNORTHODOX METHOD OF MAXIMIZING THE NUMBER OF LOTS (AND MINIMIZING ROADWAY COSTS) DESERVES CAREFUL CONSIDERATION AND SCRUTINY. AS WELL AS ALL NECESSARY VARIANCES.

3) ALTHOUGH LOTS 1, 2, 3, 4 HAVE DIRECT ACCESS TO STATION ROAD THESE LOTS CONTAIN PORTIONS OF THE PRIVATE ROAD. THIS UNDOUBTEDLY WILL CAUSE FUTURE PROBLEMS IF THE REAR LOT OWNERS DESIRE TO HAVE THE ROAD DEDICATED TO THE TOWN AND THOSE FRONTING ON STATION ROAD. AND YET OWNING PORTIONS OF THE

PRIVATE ROAD, WISH TO HAVE IT REMAIN AS IS (SINCE THE LOTS WILL NOT USE THE PRIVATE ROADWAY FOR INGRESS AND EGRESS DUE TO THE GRADES AT THE REAR OF THE LOTS AND THE FRONTAGE ON STATION ROAD). MAINTENANCE RESPONSIBILITIES FOR THE ROADWAY ALSO SHOULD BE SPECIFIED SINCE IT IS CLEAR THAT LOTS 1, 2, 3, 4 HAVE NO NEED FOR THE ROAD.

4. THE WETLAND AREA (INCLUDING THE EXISTING POND TO THE SOUTH OF THE ROADWAY ON LOT 11) SHOULD BE DEPICTED ON THE PLAN AS SHOULD THE OTHER SIGNIFICANT SITE FEATURES AS REQUIRED UNDER SECTION 5B(21).

5. THE ROADWAY PORTION OF LOT #1 CONSISTS OF 10,250 SQUARE FEET. AS WITH THE TOLEMAN ROAD SUBDIVISION THE LOT SHOULD HAVE A MINIMUM AREA OF 43,560 SQUARE FEET EXCLUDING THE ROADWAY AREA.

IN VIEW OF THE DIFFICULT SITE FEATURES; CERTAIN DESIGN FEATURES INCLUDING ROADWAY GRADES, LAYOUT AND THE USE OF EASEMENTS IN LIEU OF ROAD FRONTAGE; AND THE LIKELIHOOD FOR FUTURE PROBLEMS AND DISPUTES I REQUEST THAT THE PLAN NOT BE APPROVED. I ALSO STRONGLY SUGGEST THAT THE TOWN INITIATE A

MORATORIUM ON PRIVATE ROADWAY CONSTRUCTION  
UNTIL THE TOWN CAN PROMULGATE REGULATIONS  
GOVERNING THE DESIGN AND SUITABILITY OF  
SUCH ROADWAY PROPOSALS. SUCH REGULATIONS SHOULD  
INCLUDE MAXIMUM GRADES, LENGTH, NUMBER OF  
LOTS, MINIMUM FRONTAGE, MINIMUM WIDTH AND  
SURFACING REQUIREMENTS. THERE IS NO DOUBT  
THAT SUCH REQUIREMENTS ARE NECESSARY AND  
IN THE BEST INTEREST OF NEW WINDSOR RESIDENTS.  
THANK YOU.

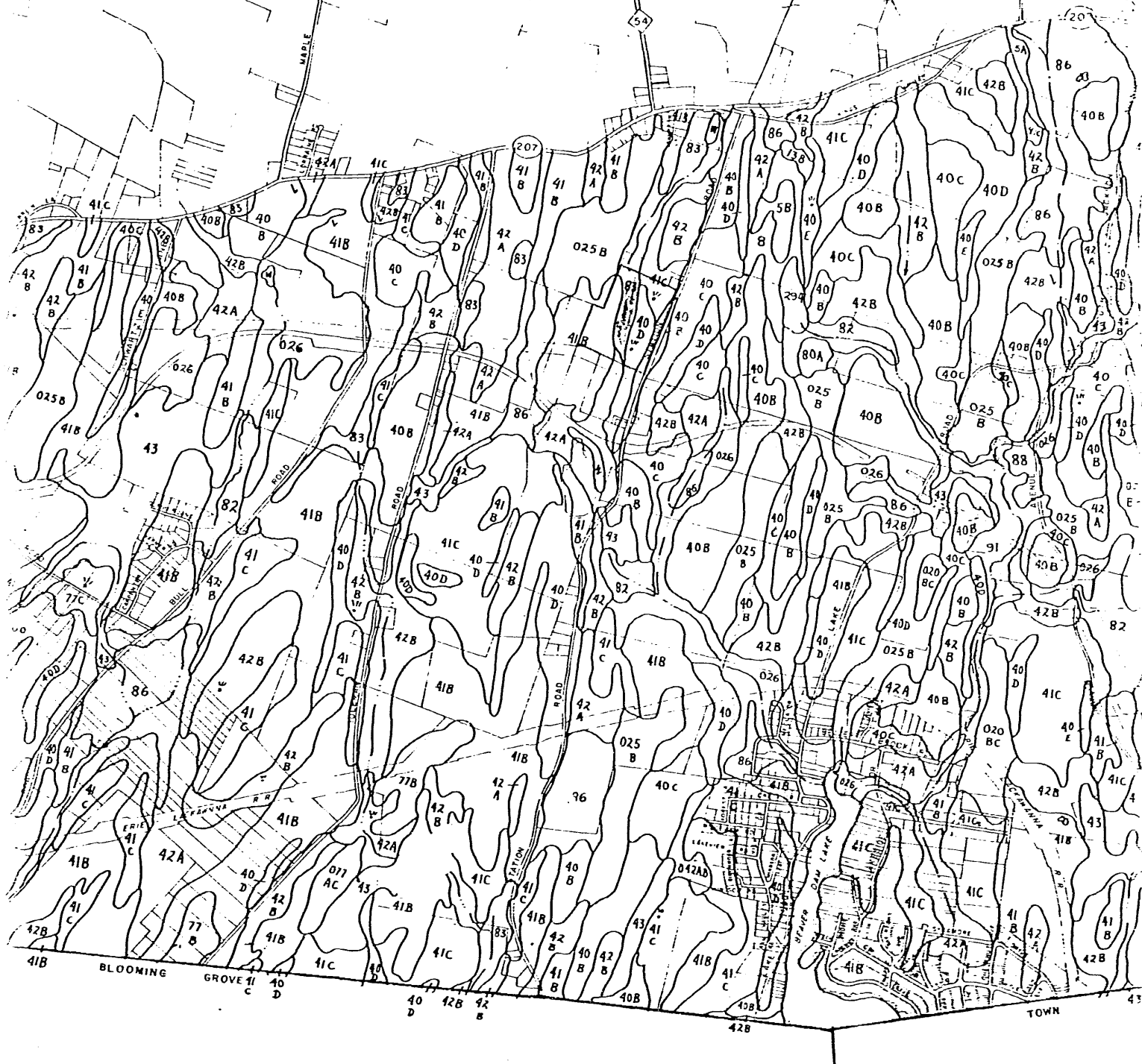
SINCERELY,

Will E. Steidle

WILLIAM E. STEIDLE

WETLAND (PONDED) SOILS

SLOPES 15-25%



*Lawrence P. ...*

5.23.85

TED BUHL INC.

1 CORNWALL AVENUE 914 534-8770  
CORNWALL-ON-HUDSON, NY 12520

1397

5/22

1985

50-174/213

PAY TO THE  
ORDER OF

*Town of New Windsor*

\$ 500. <sup>00</sup>/<sub>100</sub>

*five hundred & 00/100*

DOLLARS

NORSTAR BANK Cornwall Office  
OF THE HUDSON VALLEY, N.A. Cornwall, NY 12518

*to Buhl*

⑆021901748⑆ 524 1000658⑈ 1397





- NOTES
- Profiles shown are along the first lateral, and along the line between the first drop manhole in the system and the proposed (possible) house location shown on the subdivision plan.
  - House dimensions shown are as indicated on the subdivision plan; individual design by Lot owners may vary; The Sanitary Sewage Disposal System locations, elevations and dimensions, however, must be installed in accordance with the approved plans.
  - Elevations shown are in accordance with the following grade requirements:  
House sewer (cast iron pipe): 1/4" per foot  
Septic tank to Drop Manhole: 1/8" per foot  
Laterals: 1/16" per foot
  - Grading to cover house sewers and Septic Tank shall be done in such a manner that no surface water runs to the disposal area. No grading is permitted in the disposal system area (cut or fill), other than that done for construction of the system.

ORANGE COUNTY DEPARTMENT OF HEALTH  
DIVISION OF ENVIRONMENTAL HEALTH

11/25/85

11/25/85

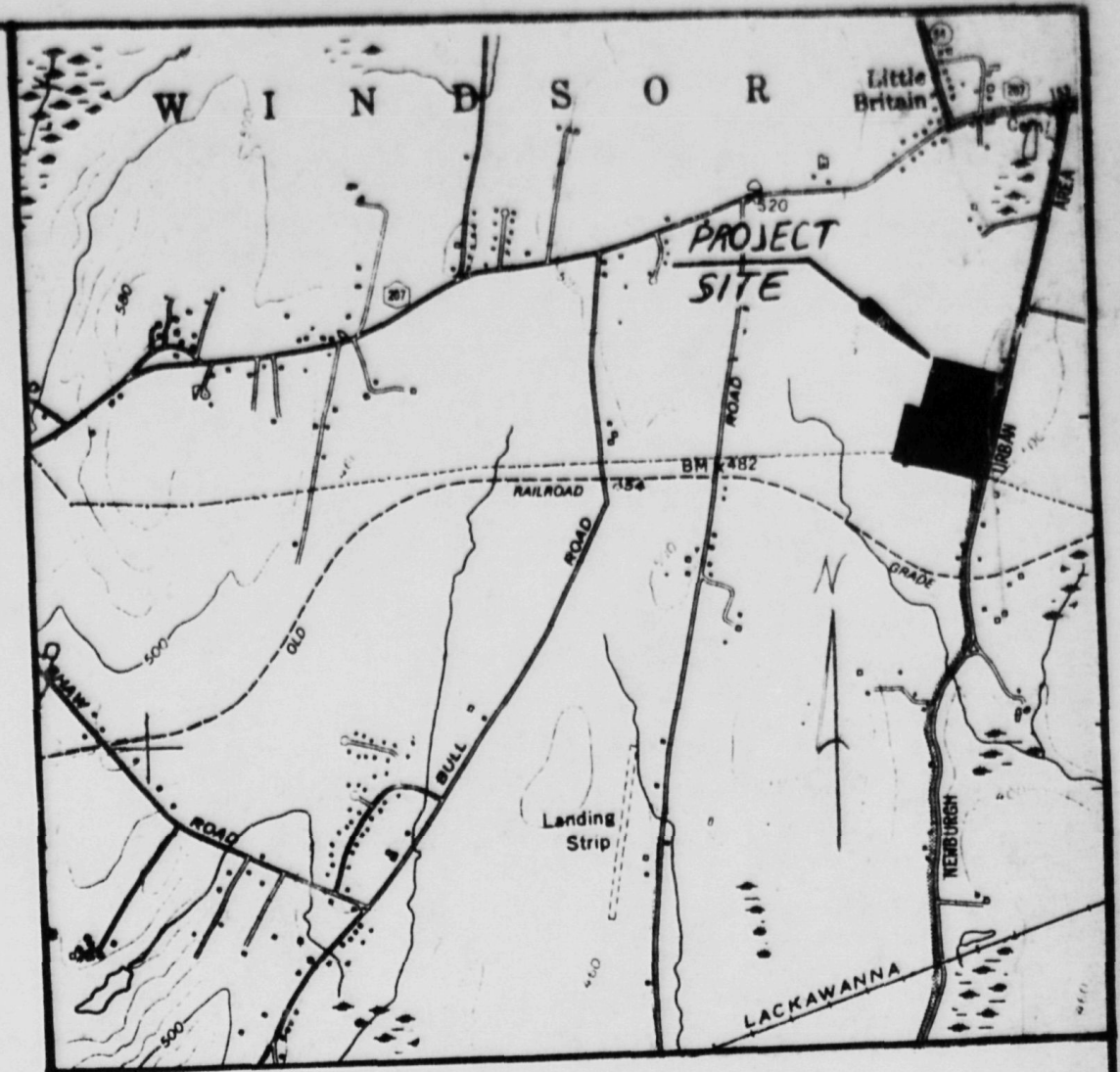
APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 12-12-84  
BY *Henry F. Scheible*  
HENRY F. SCHEIBLE  
SECRETARY

ASSISTANT COMMISSIONER

		<b>ELIAS D. GREVAS, L.S.</b> LAND SURVEYOR 35 QUASIMODO AVENUE NEW WINDSOR, NEW YORK 12550	
<b>TED BUHL - STATION ROAD</b> TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK		<b>PROFILE SHEET</b> LOTS 2, 3, 4, 5, 6 & 7 Scale: 1"=10'H Date: 5 OCT 1984 Job No: D864-83	

UNAUTHORIZED ADDITION OR ALTERATION  
TO THIS PLAN IS A VIOLATION OF SECT.  
1709(2) OF THE N.Y.S. EDUCATION LAW.





LOCATION PLAN  
SCALE: 1"=2000'

LEGEND

- PROPOSED HOUSE LOCATION
- SEPTIC TANK
- ABSORPTION FIELD
- PROPOSED WELL
- PROPOSED DRIVEWAY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPILL
- INVERT (ELEVATION)
- PERCOLATION TEST, NUMBER
- DEEP TEST, NUMBER
- LOWEST SUITABLE ELEVATION

NOTES

- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 29, Block 1, Lot 23.42.
- Boundary and topography shown is from a map entitled "Parcel Release Map, Geysen Park, Section 1", last revised January 1975 and prepared by Rainaldi Associates, Inc.; verified by field survey by this office.
- Property Zone: R-1.
- Total number of lots: 12. (THIS SECTION 21.94 ACRES)
- Total parcel acreage: 28.6 ± acres.
- Proposed Developer: Ted Buhl, 1 Cornwall Avenue, Cornwall-on-Hudson, NY 12520, (914) 534-8770.
- The private roadway shown herein is to be owned and maintained by Lots 11, 12, 13, 14 & 15 (and any future Lots adjacent to Lots 4 thru 7) by means of a Maintenance Agreement made a part of the Deed of sale for those Lots. Such Agreement shall be recorded in the Orange County Clerk's Office.
- If, at any time, all of the lot owners wish to petition the Town of New Windsor to accept the roadway shown, the road must be improved by said lot owners to the Town's standards for rural roads in effect at the time of the petition.
- If indicated by the water analysis for any lot, and if desired by the homeowner, a water softener may be installed. Such softener shall be capable of removing up to 20,000 grains of hardness and 5 ppm (5 mg/l) of iron and manganese. The unit shall discharge the recharge waste no more than every other day. The discharge shall be a maximum of 60 gallons, and shall be disposed of by means of a Seepage Pit as shown on the Plans.
- The discharge line to the seepage pit shall be equipped with an on-line bronze swing check valve (Fairbanks Fig. 0640 or equal) to prevent backflow.
- The Water Softener may be as Manufactured by Culligan (Mark 59) or an acceptable equal meeting the above criteria.
- Footings drains within twenty-five (25) feet of a well shall be watertight.
- The wells for each lot shall be installed where shown on the Plans. Special considerations and equipment may be required for setting up well drilling equipment on steep slopes on some lots.

Subdivision APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 12-12-84  
BY *Henry Scheible*

HENRY F. SCHEIBLE  
SECRETARY

PREPARED PURSUANT TO SECT.  
780B (a) OF THE NEW YORK  
STATE EDUCATION LAW

ELIAS D. GREVAS, L.S.  
LAND SURVEYOR  
25 CHAMBERS AVENUE  
NEW YORK, NEW YORK 10006

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

MAJOR SUBDIVISION

Sheet 1

REVISION	DATE	DESCRIPTION	BY	CHECKED	DATE
1	01/05/84	ELIAD PERCUTIN COMMENTS - 12/10/84	ELIAD	ED	12/10/84
2	01/05/84	REVISED PERCUTIN COMMENTS - 01/05/84	ELIAD	ED	01/05/84
3	01/05/84	REVISED PERCUTIN COMMENTS - 01/05/84	ELIAD	ED	01/05/84
4	01/05/84	REVISED NOTE 7	ELIAD	ED	01/05/84



ROAD PROFILE

SCALE: HORIZ. 1"=50' VERT. 1"=10'

PRIVATE ROAD SECTION

NO SCALE

ZONE BULK REQUIREMENTS - SINGLE FAMILY DETACHED (COLA NO. 3)

MINIMUM LOT AREA (S.F.)	MIN. LOT WIDTH (FT.)	REAR YARD (FT.)	REAR SIDE YARD (FT.)	REAR STREET YARD (FT.)	MAX. FLOOR AREA (S.F.)	MIN. FLOOR AREA (S.F.)	DEVELOPMENT COEFFICIENT (%)
43,560	125	45	30/40	50	70	275	25

L.S.E. NOTE

THE L.S.E. SHOWN ON EACH LOT IS THE LOWEST SUITABLE ELEVATION OF THE HOUSE SEWER LINE AT THE FOUNDATION WALL. THIS ELEVATION IS BASED ON THE HOME LOCATIONS SHOWN. IF THE ACTUAL HOUSE IS CONSTRUCTED FURTHER FROM THE SANITARY SYSTEM, THE L.S.E. MUST BE ADJUSTED HIGHER AT THE RATE OF 2.0% (1/4" PER FOOT).

ORANGE COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

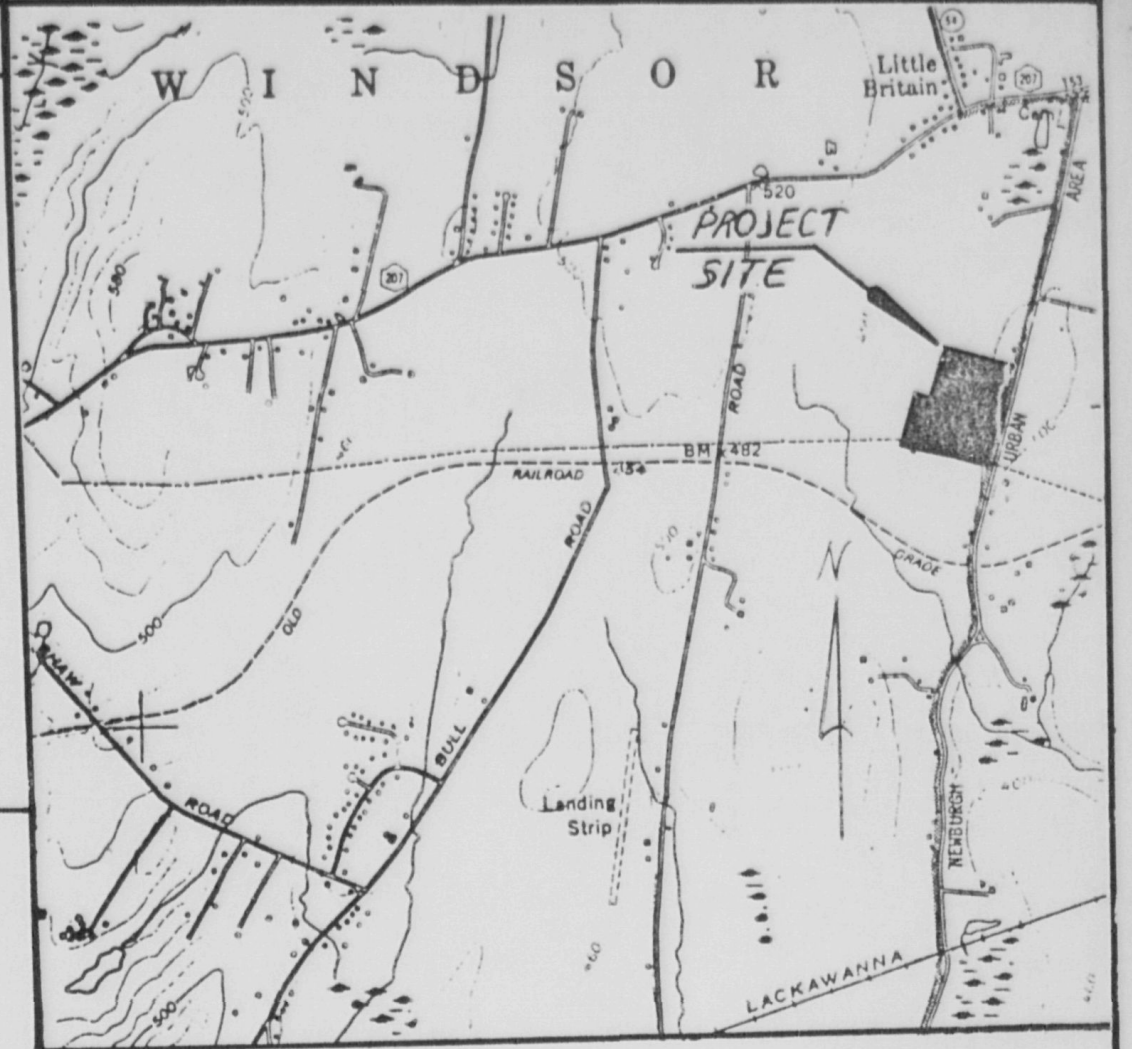
This is to certify that the proposed arrangements for water supply and sewer disposal shown on the plans are in accordance with the rules and regulations of the Department of Environmental Health. The plans are hereby approved for the purpose of the proposed subdivision.



**LEGEND**

- CELLAR OR FOOTING DRAIN, DIR. OF FLOW
- PROPOSED (POSSIBLE) HOUSE LOG
- SEEPAGE PIT - 6' 0" DIA.
- SEPTIC TANK
- SANITARY DISPOSAL SYSTEM
- DRIVE
- PROPOSED DRIVEWAY
- PROPOSED WELL
- EXISTING CONTOUR
- PROPOSED SWALE
- PERCOLATION TEST NUMBER
- DEEP TEST PIT NUMBER
- INVERT (ELEVATION)
- L.S.E. \* LOWEST SEWERABLE ELEVATION

\* THE LOWEST SEWERABLE ELEVATION SHOWN IS AT THE FOUNDATION WALL AT THE HOUSE LOCATIONS INDICATED. IF THE ACTUAL HOUSE IS CONSTRUCTED FARTHER FROM THE SANITARY DISPOSAL SYSTEM, THE L.S.E. MUST BE ADJUSTED HIGHER AT THE RATE OF 2.0% (2" PER FOOT).



**LOCATION MAP** 1"=2000'

- NOTES**
- Being a proposed development of Lots 9 & 10 as shown on a map entitled "Ted Buhl Station Road, Major Subdivision", said map having been filed in the Orange County Clerk's Office as Map No. 6891.
  - Boundary and topography shown is from a map entitled "Parcel Release Map, Geysen Park, Section 1", last revised January 1975 and prepared by Raimondi Associates, P.C.; verified by field survey by this office.
  - Property Zone: R-1
  - Total number of lots: 2 (this section 4.18± Acres)
  - Total parcel acreage: 28.6± acres
  - Proposed Developer: Ted Buhl  
1 Cornwall Avenue  
Cornwall-on-Hudson, N.Y. 12520  
(914) 534-8770
  - The private roadway shown hereon is to be owned and maintained by Lots 11, 12, 13, 14 & 15, as shown on the above-referenced Filed Map No. 6891, and the lots hereon by means of a Maintenance Agreement made a part of the Deed of sale for those Lots. Such Agreement shall be recorded in the Orange County Clerk's Office.
  - If, at any time, all of the lot owners wish to petition the Town of New Windsor to accept the roadway shown, the road must be improved by said lot owners to the Town's standards for rural roads in effect at the time of the petition.
  - If indicated by the water analysis for any lot, and if desired by the homeowner, a water softener may be installed. Such softener shall be capable of removing up to 20,000 grains of hardness and 5 ppm (5 mg/l) of iron and manganese. The unit shall discharge the recharge waste no more than every other day. The discharge shall be a maximum of 60 gallons, and shall be disposed of by means of a Seepage Pit as shown on the plans.  
The discharge line to the seepage pit shall be equipped with an on-line bronze swing check valve (Fairbanks Fig. 0640 or equal) to prevent backflow.  
The Water Softener may be as Manufactured by Culligan (Mark 59) or an acceptable equal meeting the above criteria.
  - Footing drains within twenty-five (25) feet of a well shall be watertight.
  - The wells for each lot shall be installed where shown on the Plans. Special considerations and equipment may be required for setting up well drilling equipment on steep slopes on some lots.

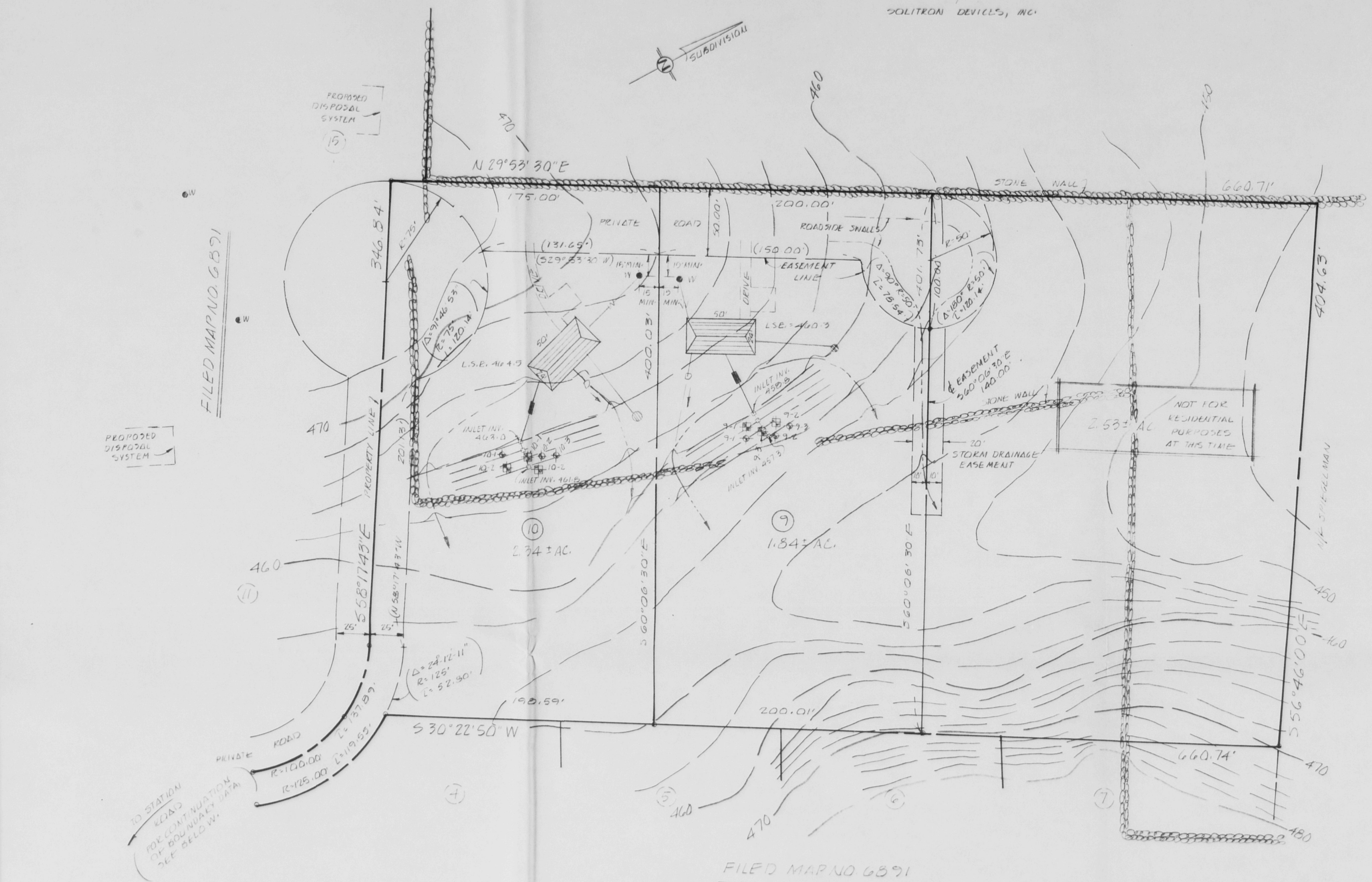
**Subdivision** APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 5-22-85  
BY *Henry F. Scheible*  
HENRY F. SCHEIBLE  
SECRETARY

**ELIAS D. GREVAS, L.S.**  
LAND SURVEYOR  
33 QUASSACK AVENUE  
NEW WINDSOR, NEW YORK 12550

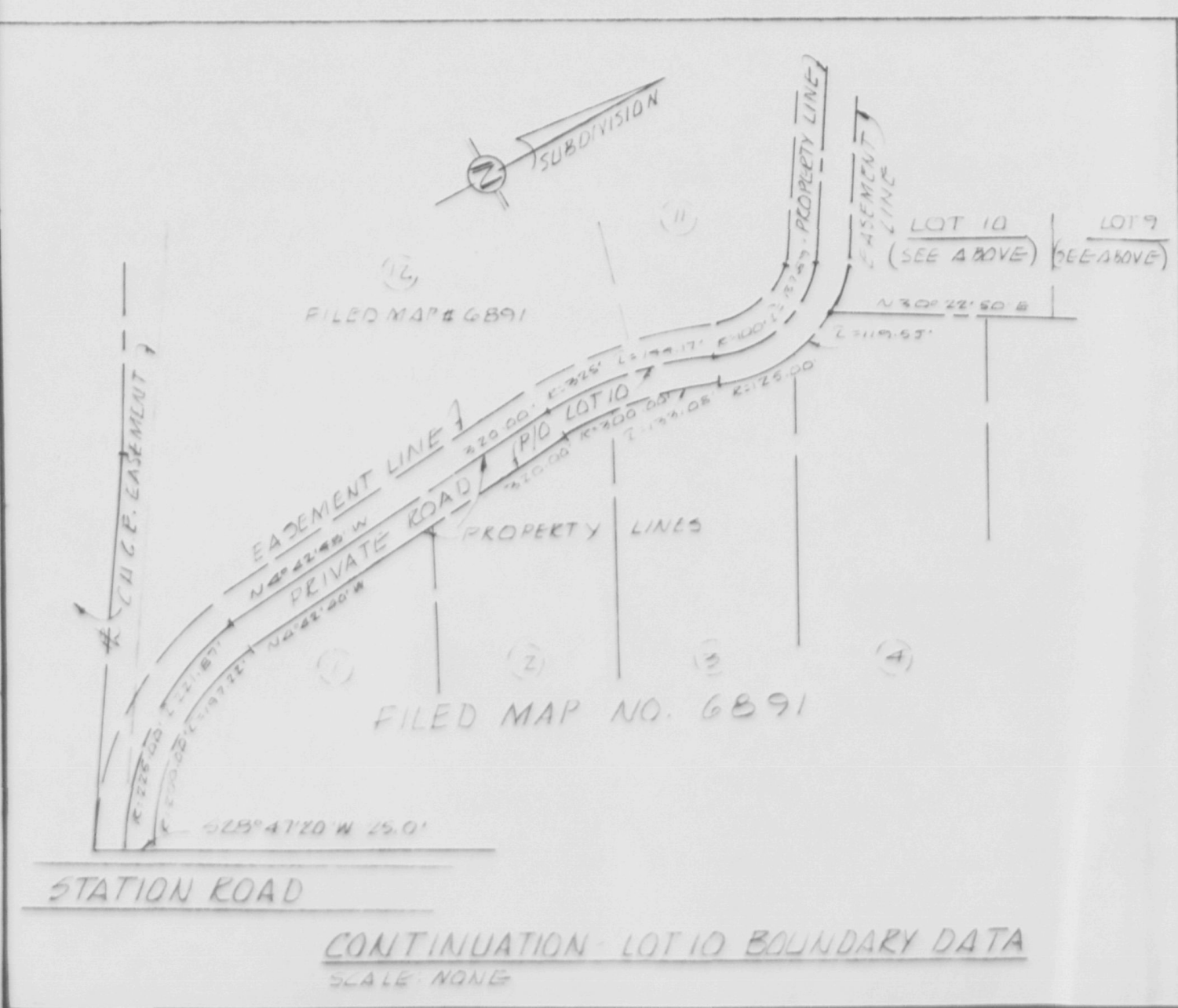
**ELIAS D. GREVAS, L.S.**  
LAND SURVEYOR  
33 QUASSACK AVENUE  
NEW WINDSOR, NEW YORK 12550

**ZONE BULK REQUIREMENTS-SINGLE FAMILY DETACHED**

MIN. LOT AREA (S.F.)	MIN. LOT WIDTH (FT.)	REQ'D FRONT YARD (FT.)	REQ'D SIDE YARD (FT.)	REQ'D REAR YARD (FT.)	CELT. STREET FRONT YARD (FT.)	MAX. FLOOR HEIGHT (FT.)	MIN. FLOOR AREA (S.F.)	DEVELOP. MAX. COVERAGE (%)
43,500	125	45	20/40	10	70	35 (OR 24 FT.)	1200	25



**FILED MAP NO 6891**



**ELIAS D. GREVAS, L.S.**  
LAND SURVEYOR  
33 QUASSACK AVENUE  
NEW WINDSOR, NEW YORK 12550

**PLAN FOR LOTS 9 & 10 TED BUHL-STATION ROAD**

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

**REVISIONS:**

DATE	DESCRIPTION	TOWN OF NEW WINDSOR	ORANGE COUNTY	NEW YORK
8 Mar 85	Added Sheet 2	Drawn:		
21 Apr 85	Revised per O.C.D.H. comments of	Checked:		
5 Apr 85		Scale: 1"=50'		
		Date: 15 Nov 1984		
		Job No. D 86483		

**SUBDIVISION PLAN SHEET 1 of 2**

UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION OF S.C.L. 7209(6) OF THE N.Y.S. EDUCATION LAW.



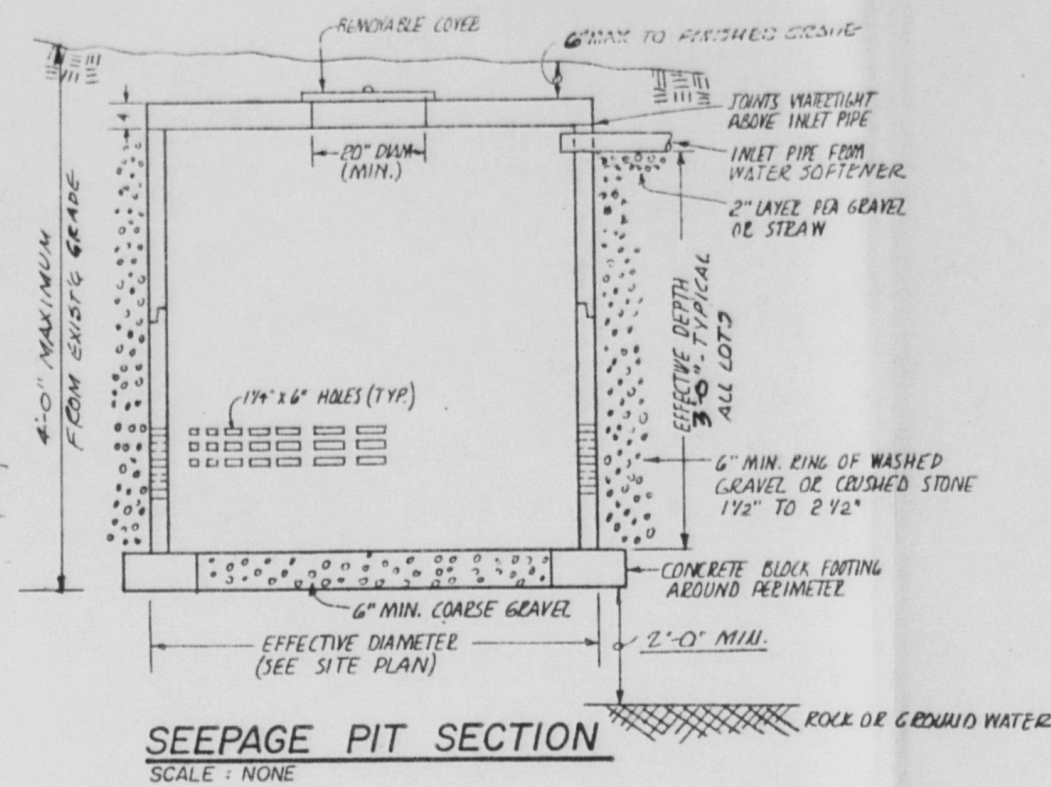
# STRUCTURES NOTE

ALL PIPES AT STRUCTURES AND CONTACT SURFACES ON SEPTIC TANKS & DROP MANHOLES SHALL HAVE ASPHALTIC OR OTHER ACCEPTABLE SEAL.

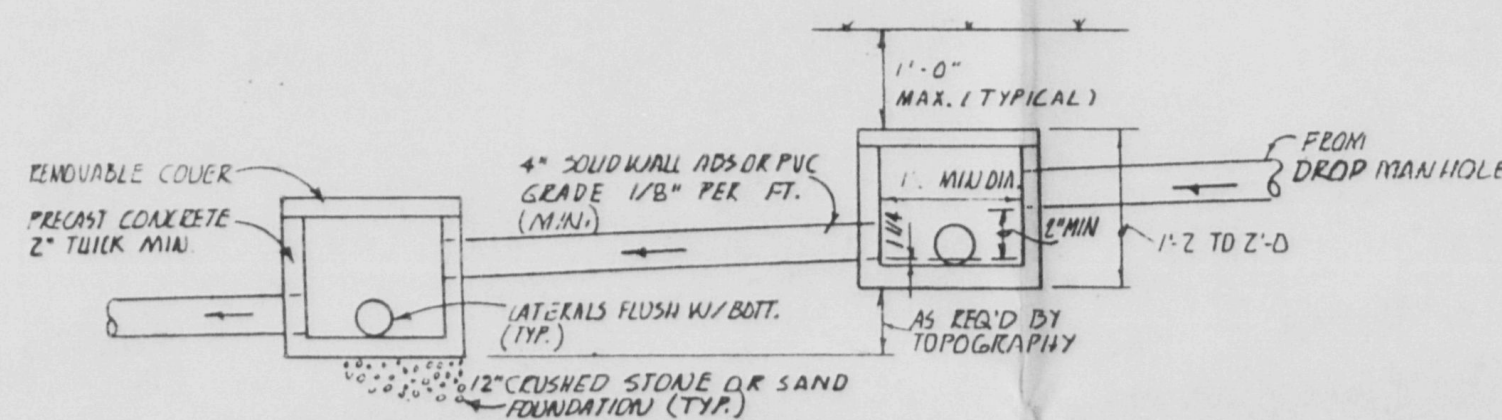
## SEEPAGE PIT DESIGN CRITERIA

DISCHARGE RATE: 50-60 GAL. (55 MEDIAN)  
DISCHARGE FREQUENCY: EVERY OTHER DAY  
DESIGN FLOW: 17.5 GPD  
ABSORPTIVE AREA: (6" DIA PIT) 58.5 S.F.  
BOTTOM AREA NOT INCLUDED.

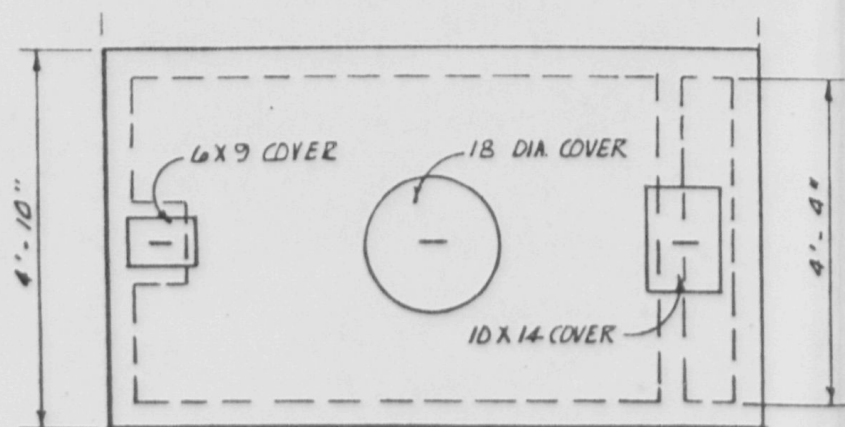
FILL MAY BE REQUIRED TO PROVIDE COVER OVER SEEPAGE PITS IN ORDER TO MAINTAIN 2'-0" CLEARANCE TO EDGE OF GROUND WATER. THE ABSORPTIVE AREA (EFFECTIVE DEPTH) OF ALL PITS, HOWEVER, SHALL BE IN EXISTING SOIL.



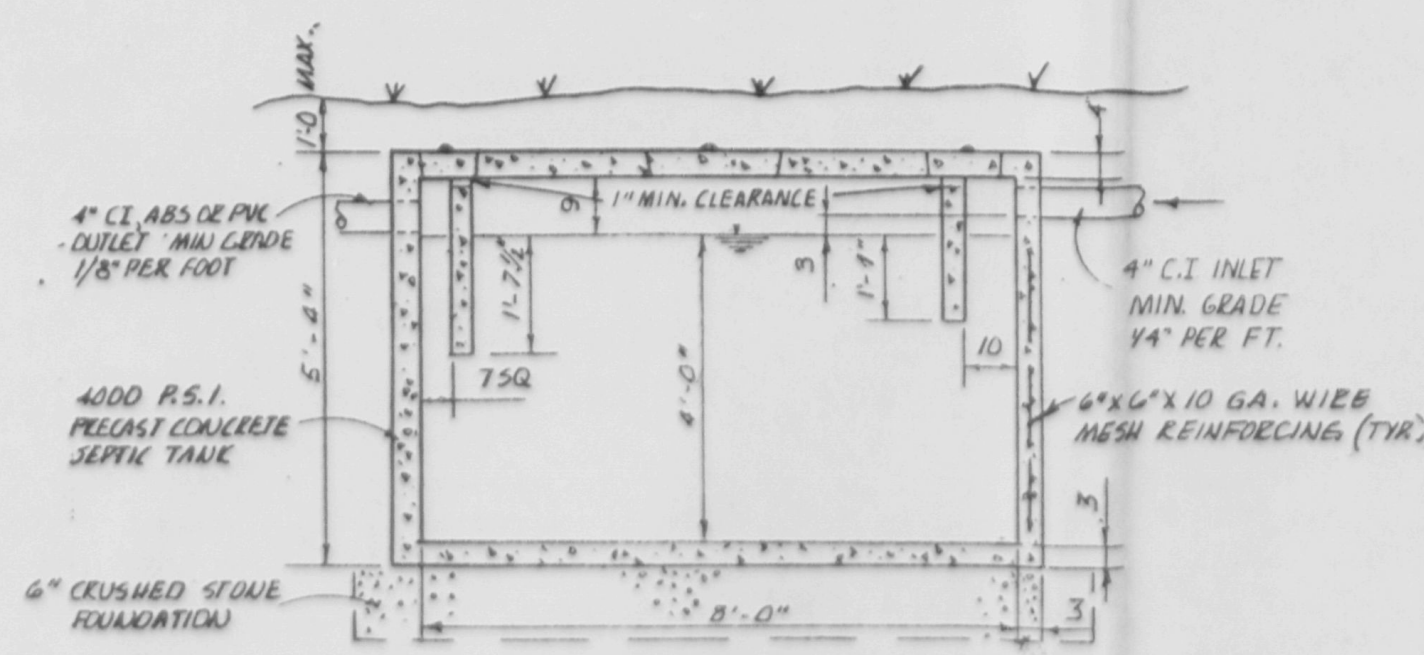
SEEPAGE PIT SECTION  
SCALE: NONE



DROP MANHOLE DETAIL  
SCALE: NONE



PLAN



SECTION

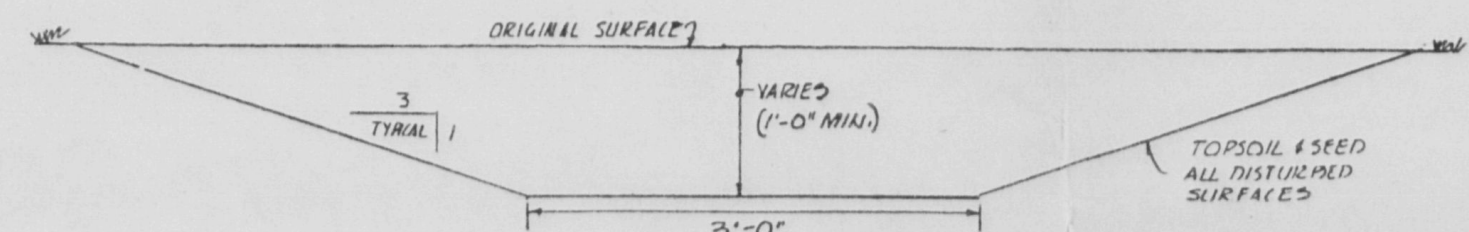
SEPTIC TANK DETAILS, 1000 GAL.  
SCALE: NONE

UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION OF SECTION 120(2) OF THE N.Y.S. EDUCATION LAW.

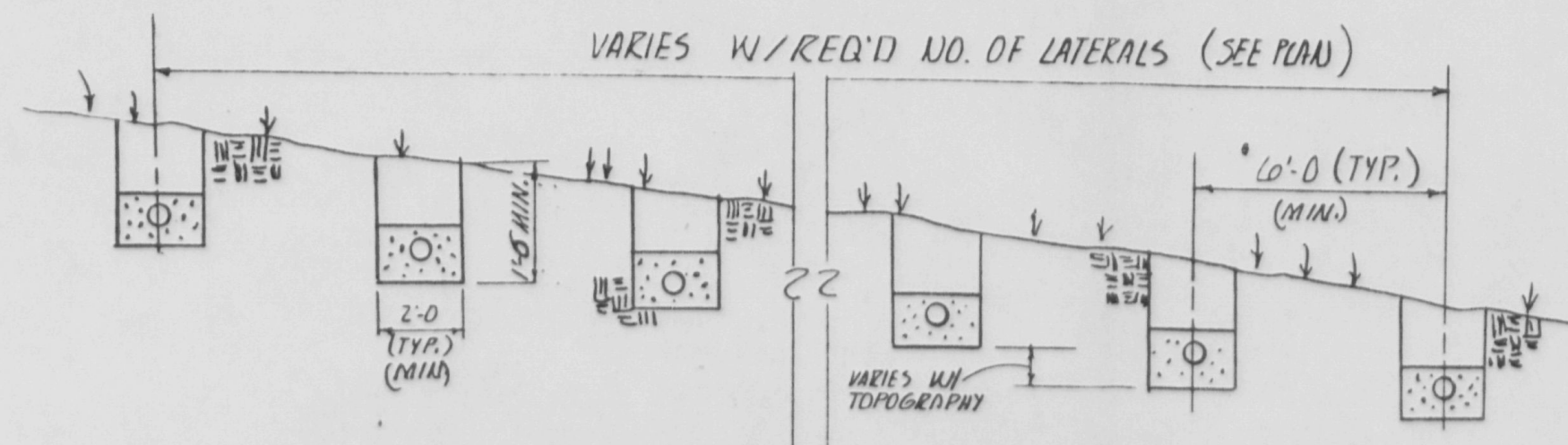
## SOIL LOGS

LOT 10			LOT 9		
TH 10-1	TH 10-2	TH 10-3	TH 9-1	TH 9-2	TH 9-3
TOPSOIL SILTY SAND SOME CLAY SM- STONES	TOPSOIL SILTY SAND SOME CLAY SM- STONES	TOPSOIL CLAYEY LOAM TR- SILT # STONES	TOPSOIL SILTY SAND	TOPSOIL SILTY SAND	TOPSOIL CLAYEY LOAM
30 JUN 1983	30 JUN 1983	30 JUN 1983	30 JUN 1983	30 JUN 1983	30 JUN 1983
CLAYEY SILT STONE PEAG	CLAYEY SILT STONE PEAG	CLAYEY SILT STONE PEAG	CLAYEY SILT STONE PEAG	CLAYEY SILT STONE PEAG	CLAYEY SILT STONE PEAG
40	40	40	40	40	40
50	50	50	50	50	50
60	60	60	60	60	60
70	70	70	70	70	70
80	80	80	80	80	80

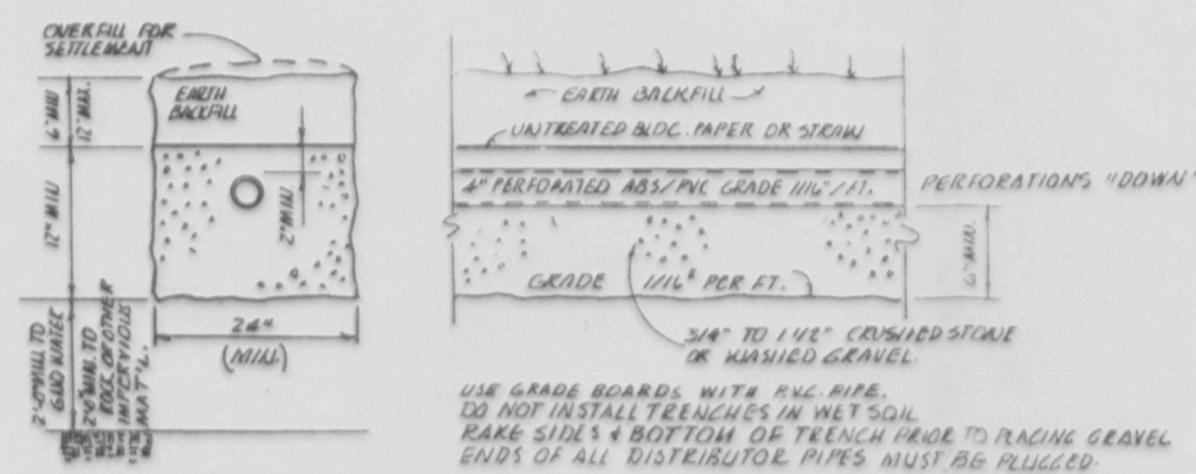
① TESTS OBSERVED WITH O.C.D.H. REPRESENTATIVE



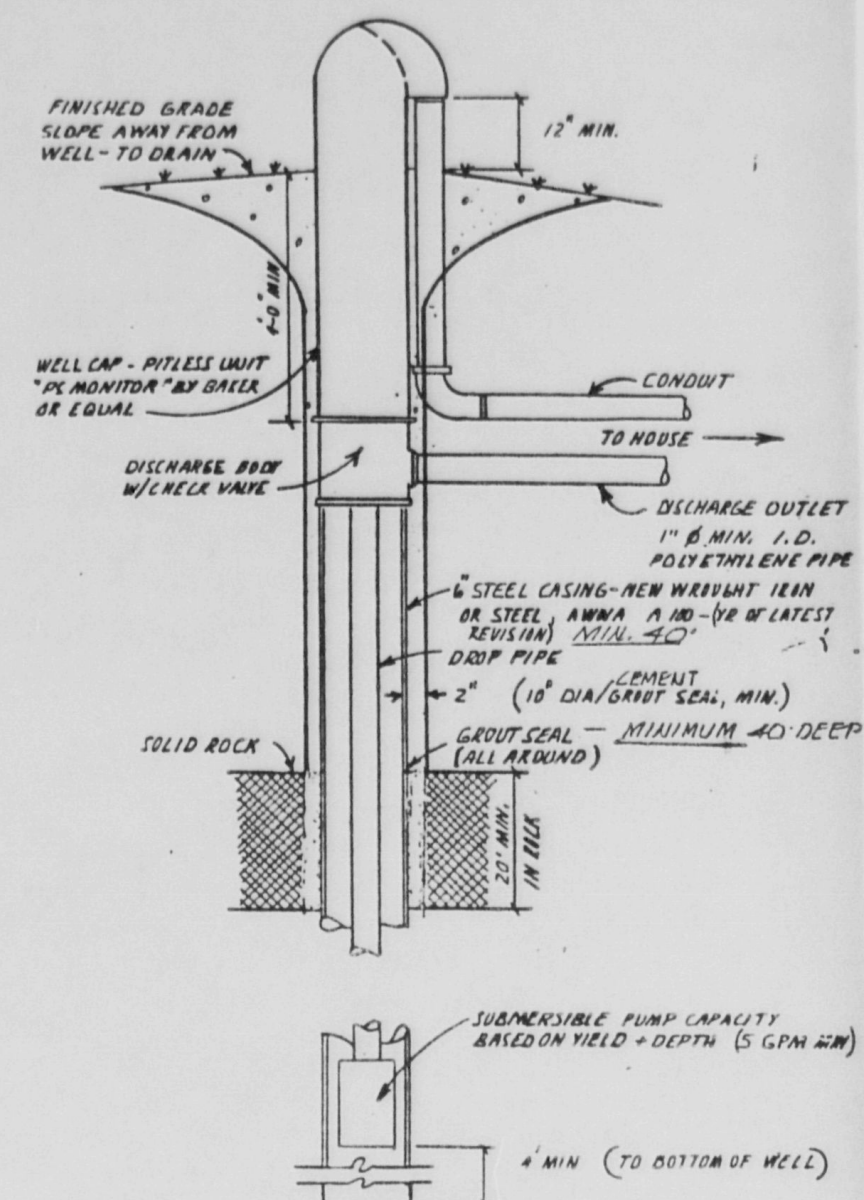
SWALE DETAIL  
SCALE: NONE



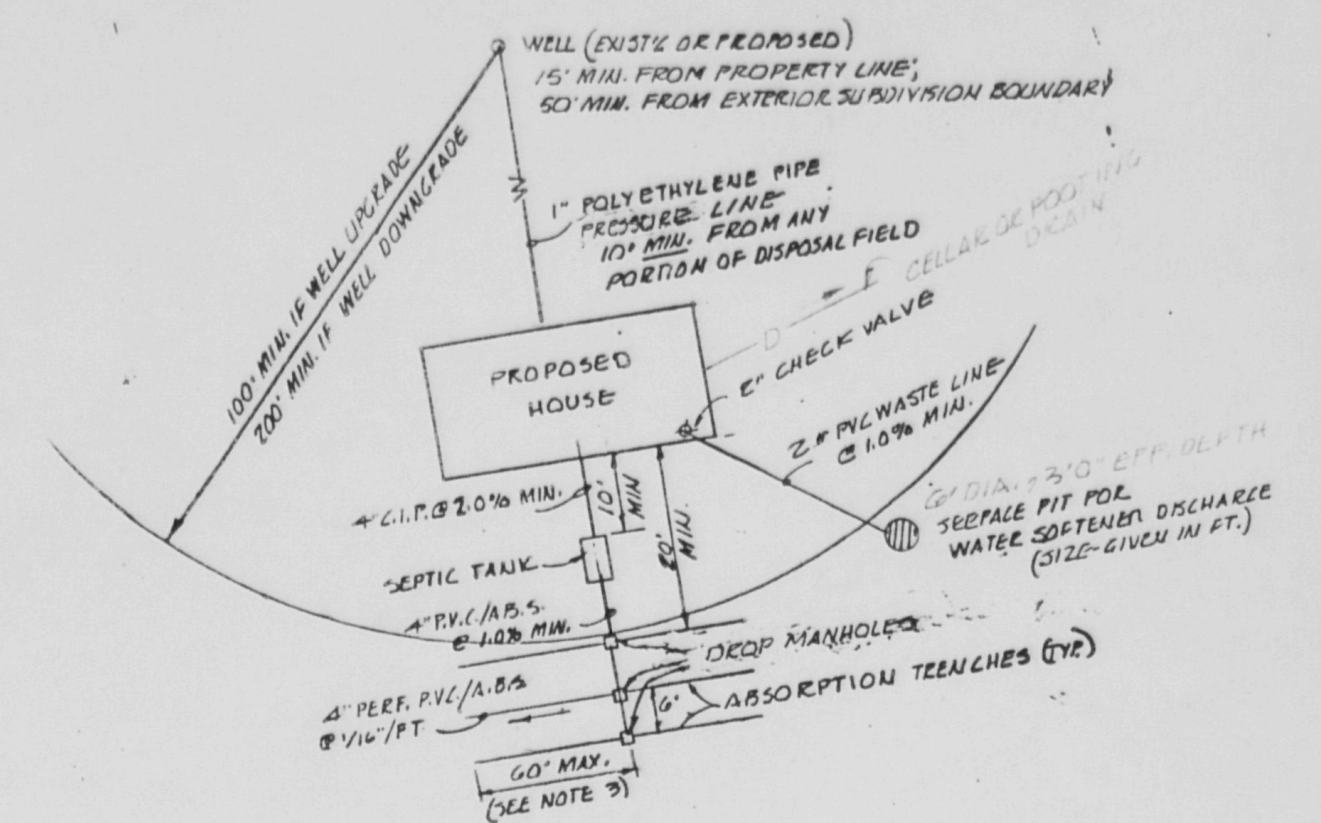
DISTRIBUTION FIELD SECTION  
SCALE: NONE



ABSORPTION TRENCH DETAILS  
SCALE: NONE



WELL DETAIL  
SCALE: NONE



TYPICAL SANITARY DISPOSAL SYSTEM LAYOUT  
SCALE: NONE

## NOTES

1. All Equipment and its installation shall be in accordance with the Approved Plans and subject to the inspection and approval of all applicable local and governmental Agencies having jurisdiction including the following:

TOWN OF NEW WINDSOR SANITATION DEPT.

- Precast concrete septic tank capacity shown hereon is minimum.
- Outlets from drop manholes: Laterals shall be solid wall pipe for a distance of 2' min. from the manhole.
- Minimum separation required from septic disposal system:
  - Property line: 10'
  - Wells: Upgrade from San. Syst.: 100'
  - Downgrade from San. Syst.: 200'
  - House to Absorp. Syst.: 20'
  - House to Septic Tank: 10'
  - Surface water to Absorp. Syst.: 100'

5. Sanitary Disposal System Designs Based On  
Percolation Tests Performed: 6/30/83; 9/15 & 16/83;  
6/19/84, 9/28/84  
Stabilized Percolation Rate 37-44 minutes per inch  
Design Flow Rate 450 gallons per s.f.  
Absorptive Rate 0.50 gallons per day per s.f.  
Absorptive Trench 450 linear feet

6. Precast concrete structures as manufactured by Rotundo & Sons, Inc. Rehoboth, Mass.  
Woodward Concrete Products, Inc. Bullville, N.Y. or acceptable equal

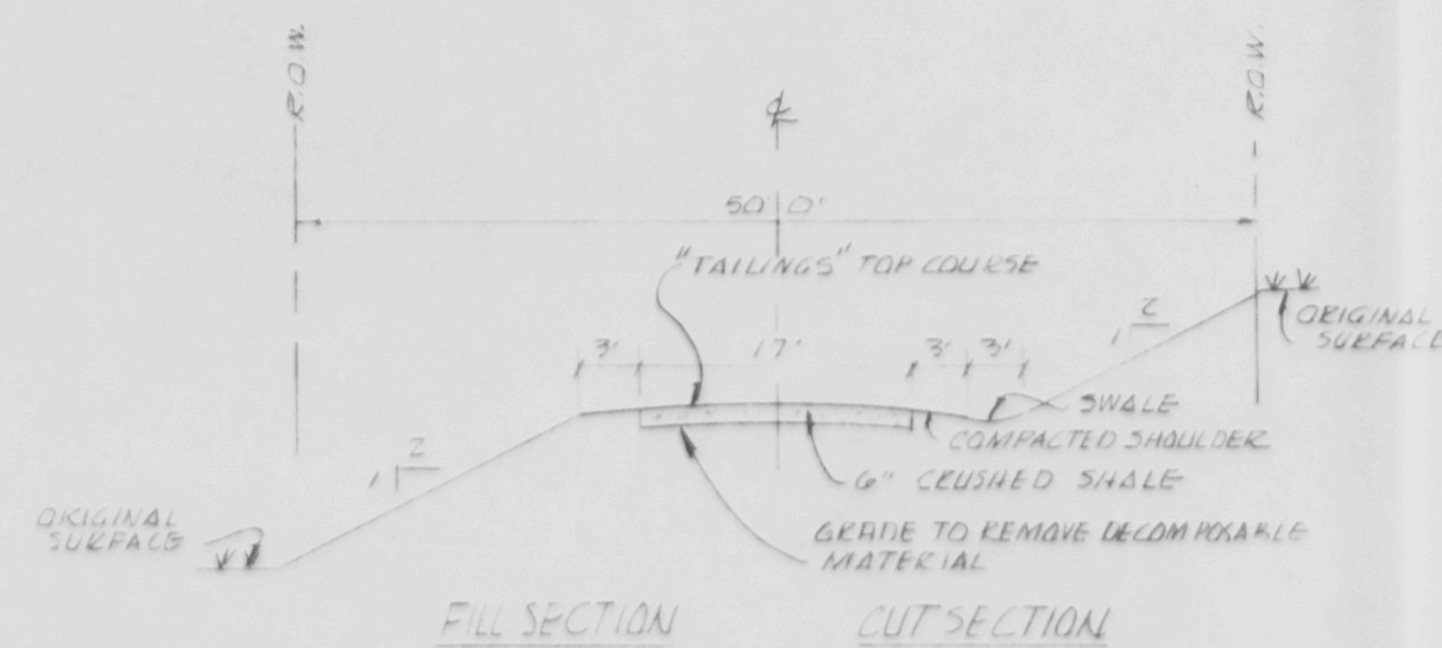
- Cellar, roof & footing drains to be diverted from Sanitary System areas & wells.
- Surface water is to be diverted from Sanitary Disposal System areas & wells.
- Water softener recharge and backwash wastes must not be discharged in the disposal fields.
- No grading is to be done in disposal field areas.

## SANITARY SEWAGE DISPOSAL SYSTEM REQUIREMENTS

LOT NO.	TEST NO.	STABILIZED PERCOLATION RATE (MIN.)	ABSORPTION TRENCH		SYSTEM LAYOUT
			Required	Provided	
10	10-1	6			
	10-2	16			
①	10-3	44	450	450	3 LATERALS @ 57 L.F. EA.
9	9-1	10			
	9-2	5			
②	9-3	37	450	450	3 LATERALS @ 57 L.F. EA.

BASED ON THREE (3) BEDROOM HOUSE - 450 GAL./DAY, MAXIMUM PERMITTED

① TESTS OBSERVED BY O.C.D.H. REPRESENTATIVE - SEPTEMBER 1984



PRIVATE ROAD SECTION  
SCALE: NONE



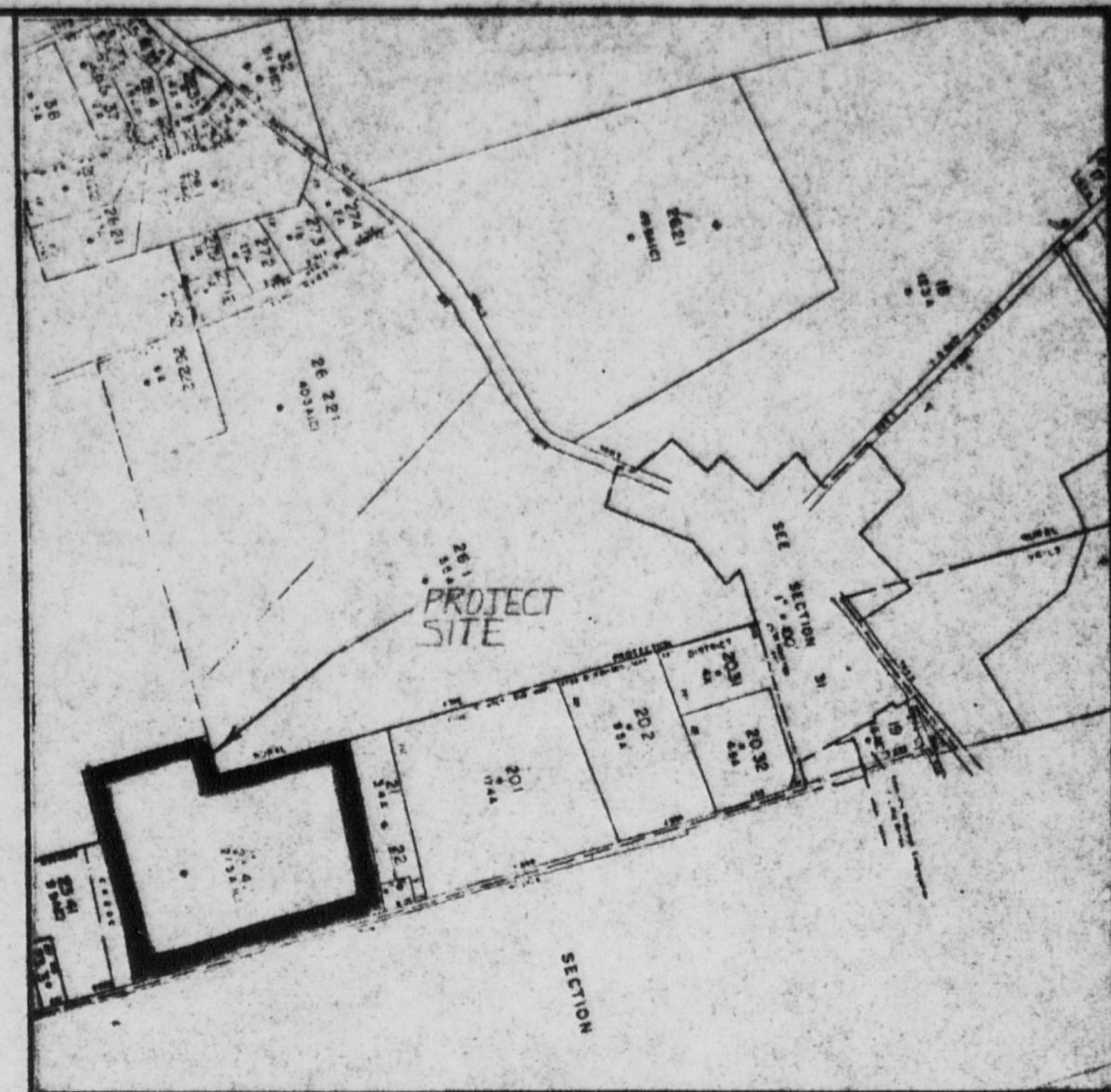
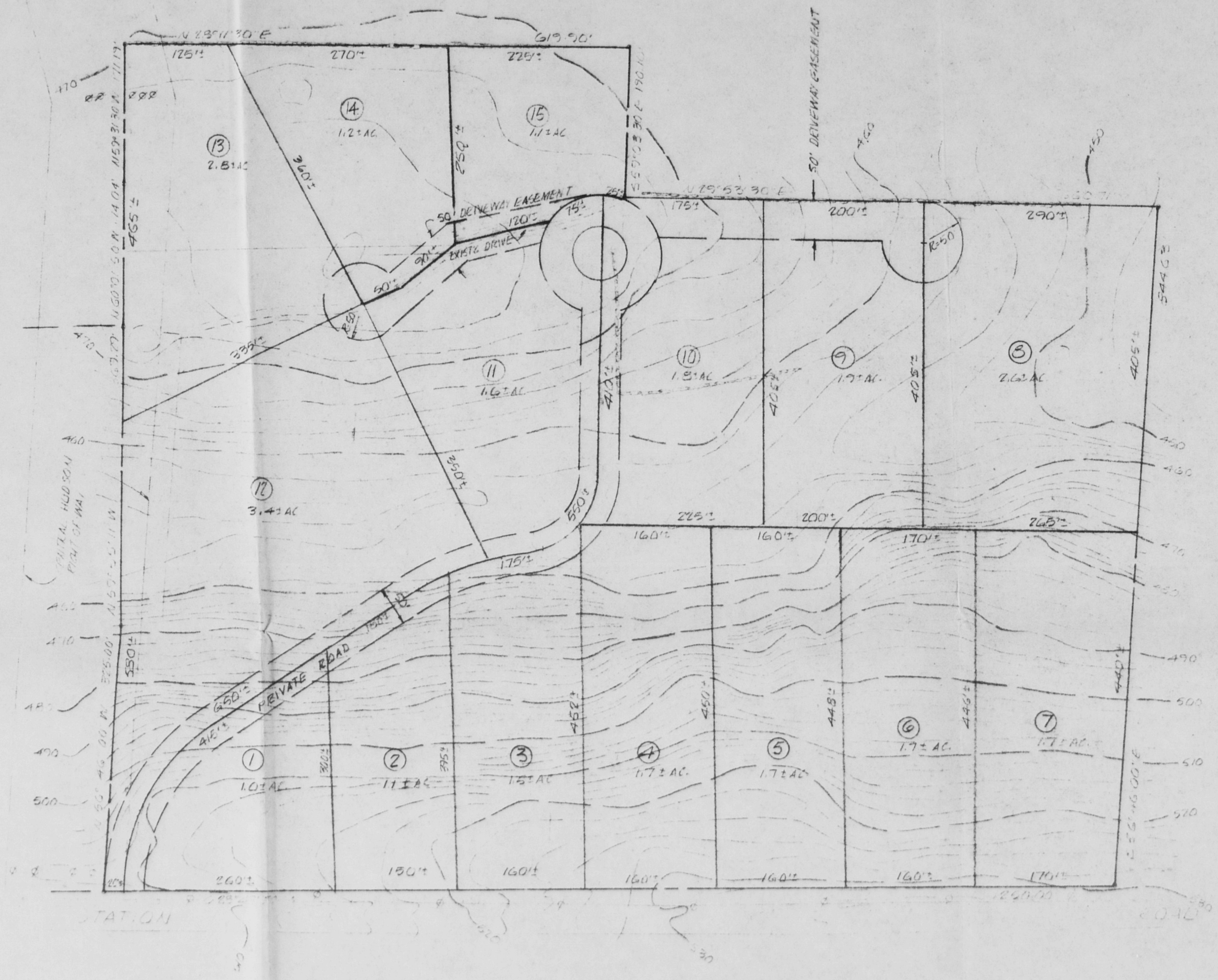
PREPARED PURSUANT TO SECTION 120(2) OF THE NEW YORK STATE EDUCATION LAW.

REVISIONS:		DATE		DESCRIPTION	
1	21 Apr 85	2	5 Apr 85	Revised per O.C.D.H. comments of	Drawn: [Signature]
3		4			Checked: [Signature]
5		6			Scale: NONE
7		8			Date: 8 Mar 1985
9		10			Job No: DB64-83

LOTS 9 & 10  
TED BUHL-STATION ROAD

CONSTRUCTION DETAILS  
SHEET 2 of 2





LOCATION MAP

NOTES

1. Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 29, Block 1, Lot 23.42.
2. Boundary and topography shown is from a map entitled "Parcel Release Map, Geyser Park, Section 1", last revised January 1975 and prepared by Raimondi Associates, PC.
3. Property zone: R-1.
4. Total number of lots: 15.
5. Total parcel acreage: 28.6 + acres.
6. Proposed developer: Ted Buhl, 1 Cornwall Avenue, Cornwall/Hudson, NY 12520, (914) 534-8770.



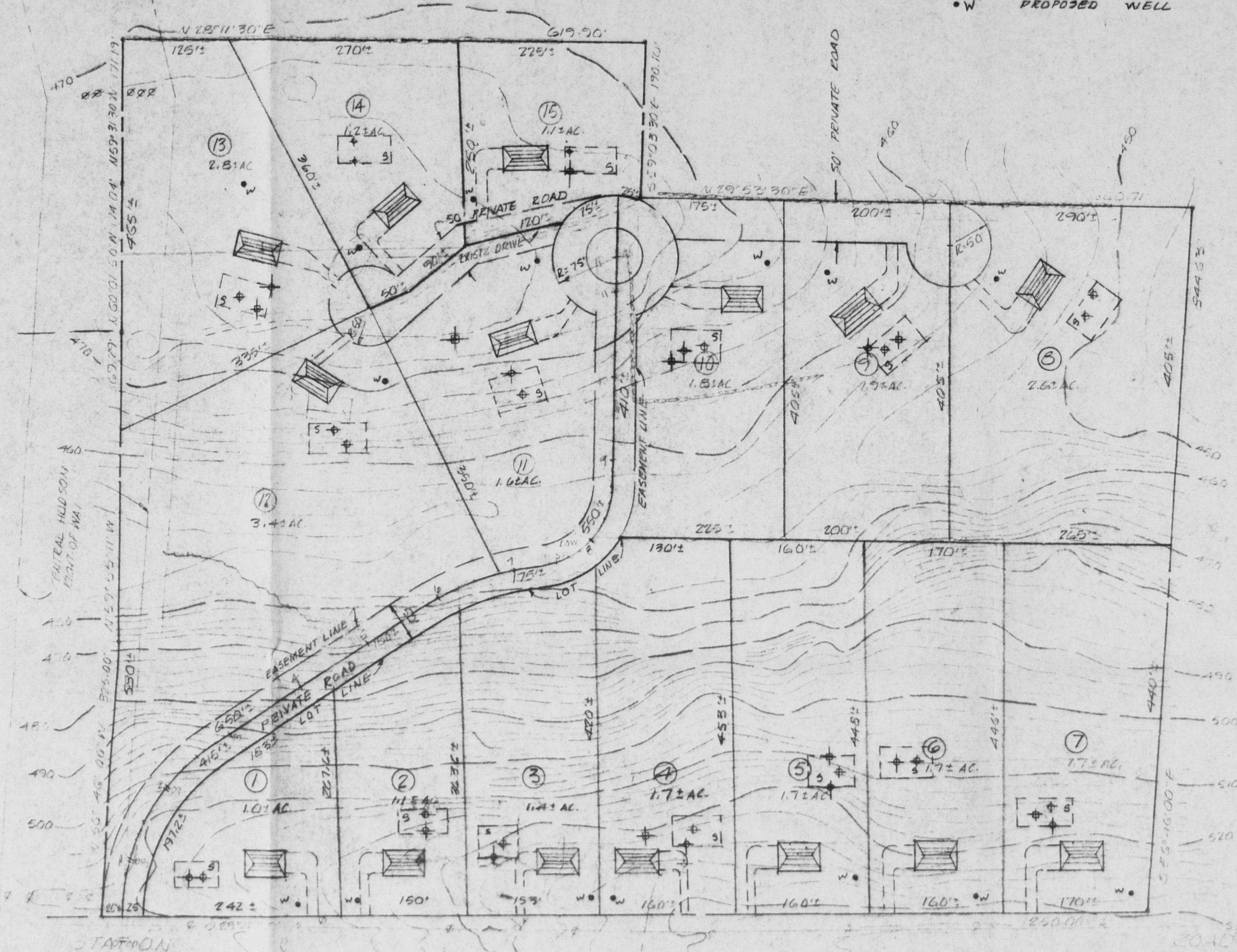
UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(3) OF THE NEW YORK STATE EDUCATION LAW.

<b>McGOEY, HAUSER &amp; GREVAS</b> CONSULTING ENGINEERS 45 Quassaick Ave. (Rte. 9-W) New Windsor, New York 9 High Street Port Jervis, New York			SUBDIVISION FOR: <b>TED BUHL - STATION ROAD</b> TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK		
Revision 1 Date 25 MAY 83 Description REVISED LAYOUT	Drawn 9-83 Checked Scale 1" = 100' Date 27 APR 83 Job No. D864-83	<b>SKETCH PLAN</b> Sheet 1 of 1			



# LEGEND

- PROPOSED (POSSIBLE) HOUSE LOCATION  
(ACTUAL LOCATION TO BE SUBMITTED FOR BLDG. PERMIT)
- PROPOSED (POSSIBLE) SAN. SYSTEM LAY.  
WITH DEEP TEST PIT, PERCOLATION TEST HOLES
- PROPOSED DRIVEWAY
- PROPOSED WELL



## TED BUHL/STATION ROAD Town of New Windsor, Orange County, New York

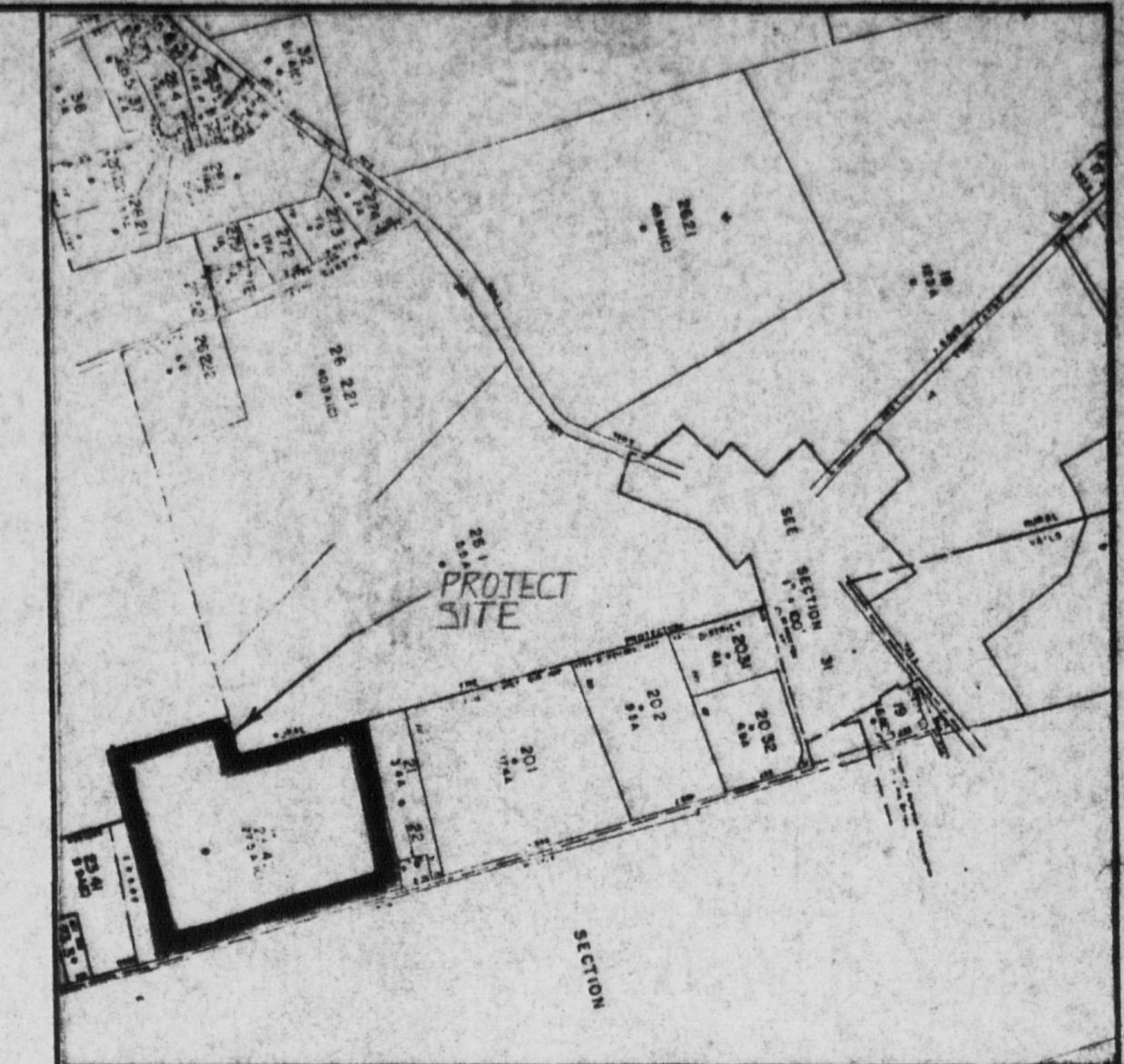
### PERCOLATION TESTING

LOT NO.	PERCOLATION TEST NO.	STABILIZED PERCOLATION RATE
1	1	36 MINUTES
1	2	32 MINUTES
2	1	13 MINUTES
2	2	36 MINUTES
3	1	23 MINUTES
3	2	23 MINUTES
4	1	24 MINUTES
4	2	32 MINUTES
5	1	18 MINUTES
5	2	17 MINUTES
6	1	16 MINUTES
6	2	19 MINUTES
7	1	12 MINUTES
7	2	30 MINUTES
8	1	49 MINUTES
8	2	16 MINUTES
9	1	30 MINUTES
9	2	29 MINUTES
10	1	22 MINUTES
10	2	17 MINUTES
11	1	33 MINUTES
11	2	28 MINUTES
12	1	37 MINUTES
12	2	27 MINUTES
13	1	31 MINUTES
13	2	27 MINUTES
14	1	47 MINUTES
14	2	40 MINUTES
15	1	5 MINUTES
15	2	16 MINUTES

### DEEP TEST PIT OBSERVATIONS

- Lot 4: Test Pit 6' deep; silty sand and clay; some shale at 5', no water.
- Lot 5: Test Pit 6' deep; silty sand and clay; water at 6'.
- Lot 7: Test Pit 6' deep; silty sand and clay; no water.
- Lot 9: Test Pit 6' deep; silty sand and clay; water at 6'.
- Lot 10: Test Pit 6' deep; silty sand and clay; no water.
- Lot 11: Test Pit 6' deep; silty sand and clay; no water.
- Lot 13: Test Pit 6' deep; silty sand and clay; no water.

## LOCATION MAP



### NOTES

- Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 29, Block 1, Lot 23.42.
- Boundary and topography shown is from a map entitled "Parcel Release Map, Geysen Park, Section 1", last revised January 1975 and prepared by Raimondi Associates, PC.
- Property zone: R-1.
- Total number of lots: 15.
- Total parcel acreage: 28.6 + acres.
- Proposed developer: Ted Buhl, 1 Cornwall Avenue, Cornwall/Hudson, NY 12520, (914) 534-8770.

- The private roadway shown hereon is to be owned and maintained by the adjoining lot owners by means of a maintenance agreement made a part of each deed of sale for the affected lots, such maintenance agreement shall be recorded.
- If, at any time, the majority of lot owners wish to petition the Town of New Windsor to accept the roadway shown, the road must be improved by said lot owners to the Town's standards for rural roads in effect at the time of the petition.

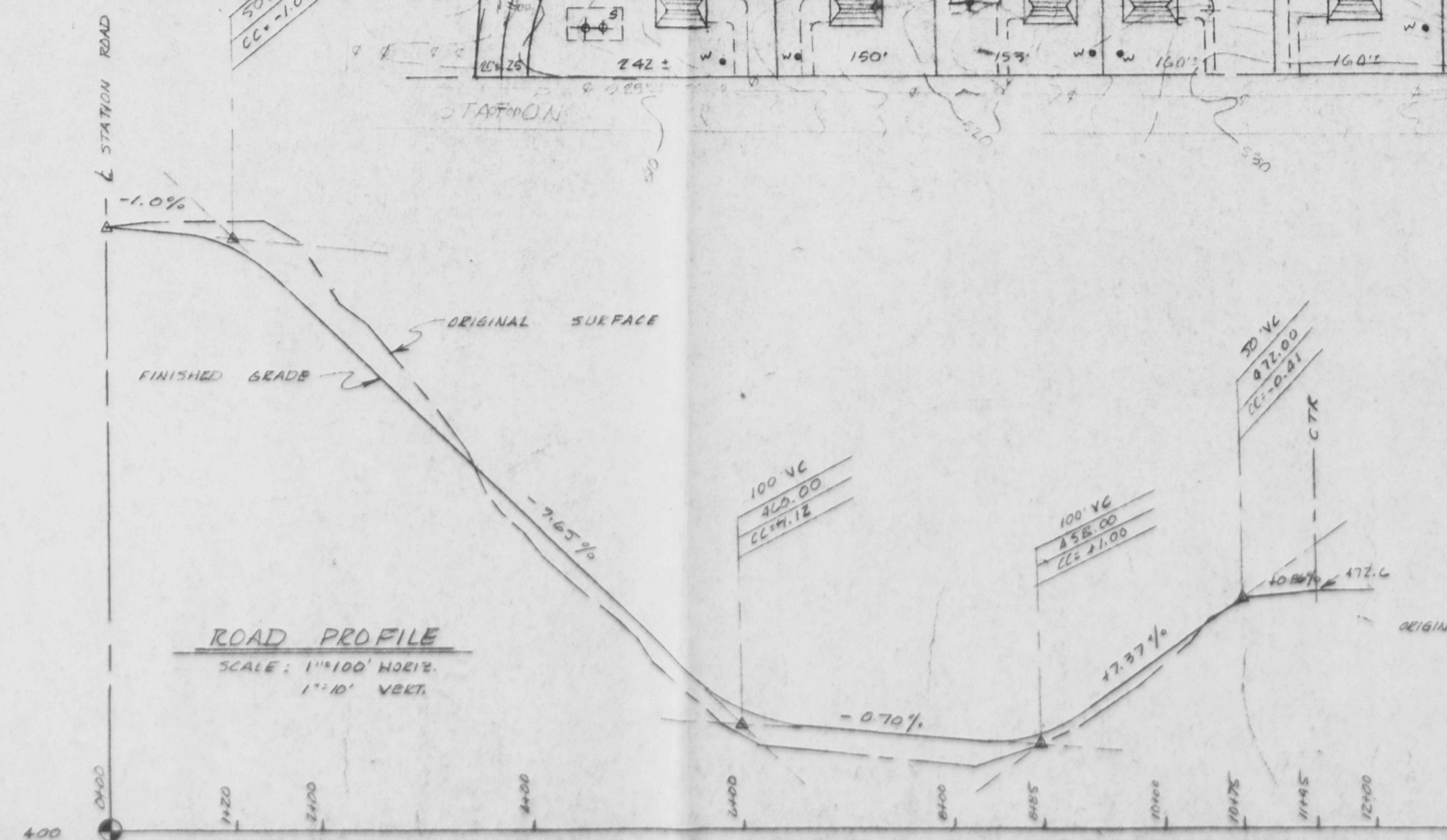
Preliminary Plan APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 8-24-83  
BY *[Signature]*



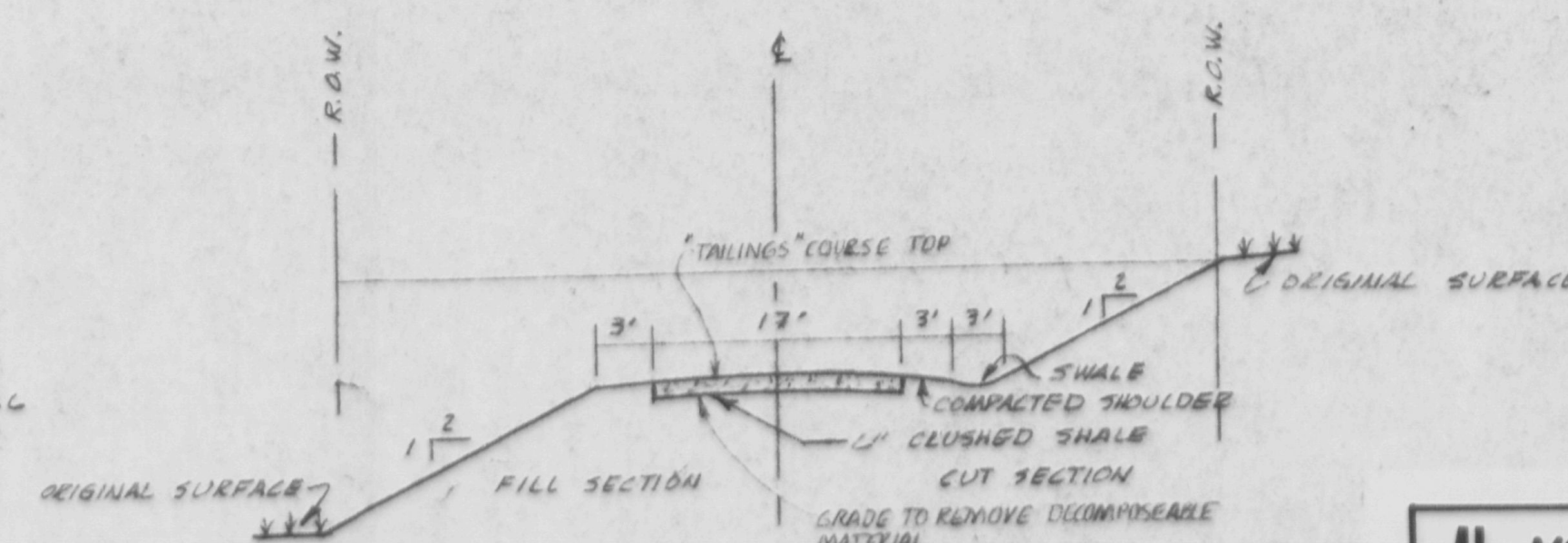
HENRY F. SCHEBLE  
SECRETARY

UNAUTHORIZED ALTERATION OR ADDITION  
TO THIS PLAN IS A VIOLATION OF  
SECTION 2409 (2) OF THE NEW YORK  
STATE EASEMENTS LAW.

## ROAD PROFILE SCALE: 1"=100' HORIZ. 1"=10' VERT.



## PRIVATE ROAD SECTION NO SCALE



McGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 45 Quassaick Ave. (Rte. 9-W) New Windsor, New York 9 High Street Port Jervis, New York			
Revision	Date	Description	Drawn
1	2-28-83	REVISED LAYOUT	Checked
2	2-28-83	ADDED ROAD PROFILE, ROAD SECTION, NOTES, SPEC DATA	Scale 1"=100'
3	10-26-83	GENERAL REVISIONS	Date 27 APR 83
			Job No D864-83

SUBDIVISION FOR: <b>TED BUHL - STATION ROAD</b>		
TOWN OF NEW WINDSOR	ORANGE COUNTY	NEW YORK
MAJOR SUBDIVISION		
PRELIMINARY PLAN		
		Sheet 1
		Of 1